



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 1, 2013

Joey Blagg
Prime Group Construction Inc.
3045 Wilson Road
Bakersfield, CA 93304

**REGARDING: PROJECT NO. R2013-00382-(5)
CONDITIONAL USE PERMIT NO. 201300023
3500 E. COLORADO BLVD., PASADENA**

Hearing Officer Mitch Glaser, by his action of **October 1, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 15, 2013. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kristina Kulczycki of the Zoning Permits East Section at (213) 974-6435, or by email at kkulczycki@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance
c: DPW (Building and Safety); Zoning Enforcement

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**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00382-(5)
CONDITIONAL USE PERMIT NO. 201300023**

1. **ENTITLEMENT REQUESTED.** The applicant, Prime Group Construction Inc., is requesting a Conditional Use Permit (CUP) to revise the existing development program and allow a hotel expansion within an existing commercial center pursuant to County Code Section 22.40.030 in the C-3-DP (Unlimited Commercial, Development Program) Zone.
2. **HEARING DATE.** October 1, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on October 1, 2013 before the Hearing Officer. The applicant, Joey Blagg, presented testimony in favor of the project. There being no further testimony, the Hearing Officer closed the public hearing and expressed his intent to approve the project subject to the conditions recommended by staff and agreed to by the applicant.
4. **PROJECT DESCRIPTION.** The applicant is requesting a CUP to add 12 additional guestrooms within tenant space number 200 of the existing commercial building. Conditional Use Permit Number 87128 authorized the construction of: an 84-room hotel, retail shops, two restaurants, and a two-level parking structure. While the original CUP was approved for 84 guestrooms, only 81 guestrooms were constructed. In order to increase the total number of allowed guestrooms on the property to 93, the existing development program must be updated. A new CUP is required in order to revise the development program.
5. **LOCATION.** The subject property is located at: 3500 E. Colorado Boulevard, Pasadena (Assessor Parcel Numbers: 5754-018-016, 5754-018-017, and 5754-018-020) in the Unincorporated Community of East Pasadena-East San Gabriel.
6. **SITE PLAN DESCRIPTION.** The subject property is approximately 2.29 acres and is developed with: a commercial building, a parking lot, a two-level parking structure, and a swimming pool. The building ranges from two to four stories in size and contains: a restaurant, offices, retail, a medical office, and a hotel. The hotel is located in the rear of the building and occupies all four stories. The new guestrooms will be located in tenant space number 200 which is located on the second floor of the building, but the new guestrooms will be separated from the existing hotel's second floor units by a roof deck. The applicant is proposing to add a trellis on the roof deck in order to connect the existing hotel with the new guestrooms.
7. **EXISTING ZONING.** The subject property is zoned C-3-DP (Unlimited Commercial, Development Program) in the East Pasadena Zoned District and is located within the East Pasadena-San Gabriel Community Standards District.

Surrounding properties are zoned as follows:

North: M-1 ½ (Restricted Heavy Manufacturing), C-3 (Unlimited Commercial),
and City of Pasadena (ECSP-CG-6, General Commercial)
South: R-1 (Single-Family Residence)
East: C-3, R-1, R-2 (Two-Family Residence), and R-3 (Limited Multiple
Residence)
West: C-3-DP, C-3, B-1 (Buffer Strip), R-3-P (Limited Multiple Residence,
Parking), and City of Pasadena (ECSP-CG-6, General Commercial)

8. **EXISTING LAND USES.** The subject property is developed with: a multi-level commercial building, a swimming pool, a two-story parking structure, and a parking lot.

Surrounding properties are developed as follows:

North: Commercial and industrial
South: Single-family residences
East: Single-family and multi-family residences, commercial, and two motels
West: Multi-family residences, commercial, and a motel

9. **PREVIOUS CASES/ZONING HISTORY.** Ordinance No. 1959 was adopted by the Board of Supervisors on July 11, 1931 and established the C-3 and R-1 zones.

Ordinance No. 6350 was adopted by the Board of Supervisors on December 29, 1953 and established the C-4 (Restricted Commercial), B-1, and P zones.

Conditional Use Permit No. 87128 was approved by the Regional Planning Commission on March 9, 1988 and authorized the construction of an 84-room hotel, retail shops, two restaurants, and a two-level parking structure. The Board of Supervisors adopted the zone change to C-3-DP on May 26, 1988 by Ordinance No. 880084Z. Revised Exhibit "A" applications for signage were approved in 1990, 2003, and 2004. Applications for tenant improvements to establish new restaurants in tenant spaces 112 and 200 were approved in 1990 and 1992. Also, vending machines in the hotel lobby were approved in 1992. A karaoke establishment was approved for tenant space 112 in 1993. Tenant improvements and signage were approved in 2000 in order to convert tenant space 200 into a training center.

Conditional Use Permit No. 89595 and Zoning Case No. 89595 were approved by the Board of Supervisors in 1991 for the expansion of the commercial center onto the adjacent lot to the west, but were never used.

Conditional Use Permit No. 99103 was approved by the Hearing Officer on November 16, 1999 for the establishment of an acupressure therapy business within tenant space number 102. A Revised Exhibit "A" application was approved on March 29, 2007 for the establishment of an auto rental retail business in tenant space number 110 and the conversion of tenant space number 112 into storage.

Conditional Use Permit No. 200600043 was approved by the Hearing Officer on December 19, 2005 for a new roof-mounted wireless telecommunications facility.

Revised Exhibit "A" No. 201000042 was approved on June 23, 2010 for a new sign program and new signage.

Revised Exhibit "A" No. 201300038 is a pending application for an updated sign program and new signage.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the C (Major Commercial) land use category of the Countywide General Plan. This designation is intended for central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities, and a range of mixed commercial retail and service activities. Colorado Boulevard is a commercial corridor which hosts a variety of commercial retail and service industries. Hotels are considered a commercial service industry and therefore, the proposed expansion of the existing hotel is consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

Focus intensive urban uses in an interdependent system of activity centers located to effectively provide services throughout the urban area and supported by adequate public transportation facilities (Policy 24, Page I-22).

The Metro Gold Line's Sierra Madre Villa Station and the 210 freeway are within less than a mile of the subject site which makes this location convenient for visitors to the area.

Encourage the development of regional multipurpose centers that provide a diversity of public and private services to the communities they serve (Policy 28, Page I-22).

The commercial center is well balanced with tenants that serve the local community as well as services for visitors. There is a large residential neighborhood south of the site which benefits from the uses of the property both for themselves and for their visiting guests.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.40.030 of the County Code, a new CUP is required in order to revise the existing development program, established by Conditional Use Permit No. 87128, to allow additional hotel guestrooms and update the required parking resulting from the change in use.

Section 22.28.220 of the County Code identifies the following development standards for establishments in the C-3 zone:

Parking

Parking facilities must be provided as required by Part 11 of Chapter 22.52. Section 22.52.1130 requires hotels to provide one parking space for each two guestrooms. Section 22.52.1100 requires 1 parking space for each 250 square feet of floor area dedicated to commercial uses and medical offices. This section includes a requirement of 1 parking space for each 400 square feet of business and professional office area. Section 22.52.1110 requires restaurants to maintain one automobile parking space for each three persons based on the occupant load as determined by the county engineer. When the Revised Exhibit "A" application was approved on March 29, 2007 for the establishment of an auto rental retail business in tenant space number 110, the approval also included a requirement that two parking spaces be maintained as display spaces.

Based on the current uses of the property, 138 parking spaces are required and 231 parking spaces are provided. While the previous conditions of approval identified 241 parking spaces on the subject property, a site visit confirmed that the plans submitted for this request match the existing site with 231 parking spaces available. No re-stripping or other changes to the parking layout are proposed as part of this project.

Outside Display

All display shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit. Additionally, outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. The applicant is not proposing outside display or storage as part of this request.

Lot Coverage and Landscaping

Maximum lot coverage is 90 percent of the net area and a minimum of 10 percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. No changes are proposed to the existing landscaping.

Pursuant to Section 22.44.135 of the County Code, establishments in the East Pasadena-San Gabriel Community Standards District (CSD) are subject to the following development standards:

Signage

No signage is proposed as a part of this project.

Height

The maximum height permitted in the C-3 zone shall be 35 feet. The tenant improvements to the second floor tenant space will all be within the existing building with the exception of the trellis. The proposed trellis will be 19 feet and 7 inches in height from the ground to its highest point and is 9 feet and 7 inches in height from the floor of the roof deck to its highest point.

Floor Area and Lot Coverage

The maximum floor area shall be 100 percent of the net lot area and the maximum lot coverage shall be 75 percent of the net lot area. No changes are proposed to the existing floor area and lot coverage.

Setbacks

For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. The trellis is the only new structure that is being constructed outside of an existing building. Since the trellis is 19 feet and 7 inches in height from the ground to its highest point, a setback of 14 feet and 7 inches is required based on the proposed height. The site plan depicts a side yard setback of approximately 30 feet between the proposed trellis and the side property line adjacent to the residential zone. Therefore, the proposed trellis will be in compliance with this development standard.

Lighting

Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. No change in lighting is proposed as part of this project.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The hotel use was originally established on this property in 1988. The additional hotel rooms will be entirely within an existing building. The hotel will serve to host visitors of the residents in the surrounding neighborhood and the other uses on the site provide services to the local community as well as to those staying at the hotel. Therefore, the proposed hotel expansion should not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, or endanger or otherwise constitute a menace to the public health, safety or general welfare.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** No comments have been received at this time.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** No comments have been received at this time.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The Major Commercial land use category of the Countywide General Plan is intended for a range of mixed commercial retail and service activities. The

proposed hotel expansion is considered a commercial service use and is located within a building containing a variety of commercial retail and service uses.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The hotel is an existing use on the property and was previously approved with Conditional Use Permit No. 87128. No expansion to the existing building footprint is proposed.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. A development program was established with the approval of the original CUP for the commercial center. Development standards shall be met for the proposed site improvements. The parking counts have been updated to reflect the correct number of parking spaces on the subject property, and the required parking has also been updated based on the changes in use.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The subject property was developed prior to this request and the existing parking lot has two entrances along Colorado Boulevard, an existing major highway.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

DEVELOPMENT PROGRAM SPECIFIC FINDINGS

20. The site, including all existing structures, and the development program were established with the issuance of Conditional Use Permit No. 87128. The development program must be updated in order to add additional guestrooms, beyond those authorized by the original permit, and revise the parking tables; thus triggering the requirement for a new CUP. Any additional revisions to the site will be required to comply with the conditions of this permit as verified through the review of the Revised Exhibit "A."

Therefore, the development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a

lesser type of development contrary to the public convenience, welfare or development needs of the area.

ENVIRONMENTAL DETERMINATION

21. The Class 1 Categorical Exemption allows for minor alterations to existing structures which involve negligible or no expansion of use beyond that at the time of the lead agency's determination. The original project, which included the construction of the buildings and the establishment of the hotel use, was analyzed under CEQA with a Negative Declaration. The changes to the site only involve minor tenant improvements within the existing building footprint.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

22. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

WITH RESPECT TO THE DEVELOPMENT PROGRAM:

- A. That the development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 and 22.40.060 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300023 is **APPROVED** subject to the attached conditions.

MM:KK
10/1/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00382-(5)
CONDITIONAL USE PERMIT NO. 201300023**

PROJECT DESCRIPTION

This permit allows for revisions to the existing development program in order to allow additional hotel guestrooms within an existing commercial center subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. If the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement

efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance"), the specific zoning of the subject property, and with all the requirements of the East Pasadena-San Gabriel Community Standards District ("East Pasadena-San Gabriel CSD") unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified

Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

18. This grant shall authorize the expansion of an existing hotel within a commercial center by way of converting an existing tenant space into twelve (12) additional hotel rooms. This grant also authorizes a revision to the approved development program for the subject property in order to accommodate the hotel expansion and update the parking requirements.
19. **A minimum of 138 parking spaces shall be maintained on site, at least 5 of which shall be in compliance with "ADA" accessibility requirements.** The permittee shall provide parking as required by the County Code, calculated at: 1 parking space for each two guestrooms in the hotel, 1 parking space for each 250 square feet of floor area dedicated to commercial uses and medical offices, 1 parking space for each 400 square feet of business and professional office area, and 1 parking space for each three persons based on the occupancy load as determined by the county engineer for restaurants. For the auto rental retail business, the permittee shall provide 1 parking space for each 250 square feet of floor area dedicated to the auto rental retail business and at least 2 additional spaces dedicated to the display of the vehicles.

If the permittee changes the operation of the existing uses so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the existing uses substantially change their mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

20. A maximum of two restaurants are permitted on the subject premises.
21. Maintain a landscaping buffer between the parking structure and the property lines as shown on the Exhibit "A."
22. Maintain a sign program which shall dictate the size, height, and location of all proposed signs on the property.
23. No fast food facilities are permitted on the subject premises.

24. Maintain current security lighting in working order. Ensure that all lighting will be shielded in order to prevent glare or direct illumination in adjoining properties.
25. The permittee shall maintain a current contact name, address, and phone number on file with the Department at all times. This contact information shall also be available at the subject property and shall be provided to all enforcement personnel upon request.
26. A copy of these conditions shall be kept in the hotel office and shall be made available to all enforcement personnel upon request.
27. Rooms shall not be rented for a lesser period than the equivalent of one night's stay and rent for each room shall not be collected more frequently than once daily.
28. Amplified sound equipment, music, or public address systems intended to be audible outside the building are prohibited.
29. No live entertainment is allowed on the premises.
30. The permittee shall notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises.
31. The consumption of alcoholic beverages shall be prohibited in public areas.
32. No loitering shall be permitted on-site.
33. No abandoned vehicles or inoperable vehicles shall be permitted on the subject property.